

Planned Development Conditional Use Overlay District

The Planned Development Conditional Use Overlay District is intended to provide an opportunity, on contiguous tracts of *property* , to incorporate alternative designs involving a mixture of uses so as to promote transit usage, more usable open space, affordable housing, preserve land for economic base uses, facilitate the more economic arrangement of *buildings* , preserve irreplaceable or significant natural features, protect roadway corridors from strip development, contain innovative architectural elements and design, and provide for community-wide public services and amenities. Flexibility is achieved through the use of an approved *Master Plan* which has demonstrated its superiority to the underlying district. Another purpose of this District is to establish a more efficient and responsive decision-making process for *mixed use developments* .